

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING  
\*\*\*\*\*Addendum\*\*\*\*\***

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, May 20, 2014 at 5:30 p.m. in the Council Caucus Room in City Hall at 280 Grove St., 2<sup>nd</sup> floor, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:
  
8. Case: P12-085.2 Amended Final Major Site Plan (Phase 1) with Deviations  
Applicant: Journal Square Associates, LLC  
Attorney: James McCann  
Review Planner: Jeff Wenger  
Address: 595-621 Pavonia Ave; 535-539 Summit Ave; 136 Magnolia Avenue  
Block: 9501 Lot: 4-8 and 10-16  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Reduce building height from 54 to 53 stories, reduction in unit count by 2; facade material and design changes; and various minor amendments to site plan design.  
Deviations: Parking deck fenestration (c(2)); drive aisle width (c(2)); building energy efficiency and light bulb requirements (c(2)).
  
9. Review and discussion of proposed amendments to the Luis Munoz Marin Redevelopment Plan, creating a new "Block 10102 Redevelopment Plan." Formal action may be taken. This amendment will remove Block 10102 from the Luis Munoz Marin Redevelopment Plan and create a new redevelopment for this block to permit a new building adjacent to the existing Unico Tower. Administrative revisions and new maps will be incorporated into the remaining Luis Munoz Marin Redevelopment Plan.
  
10. Review and discussion of proposed amendments to the McGinley Square East Redevelopment Plan. Formal action may be taken. This amendment will incorporate a bonus fee structure for buildable floor area above 8 stories.
  
11. Case: P14-006 Preliminary & Final Major Subdivision with "c" variances  
Applicant: Claremont Ave. Realty, LLC  
Attorney: Charles Harrington  
Review Planner: Kristin Russell  
Address: 353-363 Claremont Ave.  
Block: 22203 Lot: 7-12 and 15  
Zone: R-1 one- and two-family housing  
Description: Subdivide and consolidate six lots into five new lots  
Variances: lot area - 5 lots (c(2)), lot depth - 5 lots (c(2)), lot width - 5 lots (c(2))
  
12. Case: P14-007 Preliminary & Final Major Site Plan with "c" variances  
Applicant: Claremont Ave. Realty, LLC  
Attorney: Charles Harrington  
Review Planner: Kristin Russell  
Address: 353-363 Claremont Ave.  
Block: 22203 Lot: 7-12 and 15  
Zone: R-1 one- and two-family housing  
Description: 6 new two-family homes  
Variances: lot area - 1 lot (c(1)), lot depth - 1 lot (c(1)), lot width - 1 lot (c(1)), garage dimensions - 6 lots (c(2)), rear yard - 6 lots (c(2)), front yard - 6 lots (c(2)), front yard landscaping - 6 lots (c(2)), lot coverage - 6 lots (c(2)), building coverage - 6 lots (c(2))
  
13. Case: P14-016 Minor Site Plan with Deviations  
Applicant: Onyx Equities, LLC  
Attorney: W. Nevins McCann  
Review Planner: Jeff Wenger  
Address: 30 Montgomery Street  
Block: 11605 Lot: 1  
Zone: Paulus Hook Redevelopment Plan  
Description: Expansion of existing ground floor retail.  
Deviation: Front yard setback (c(2)).
  
14. Case: P14-004 Administrative Amendment to Final Site Plan/Deviations  
Applicant: 160 first Street Urban Renewal, LLC  
Attorney: Charles Harrington  
Review Planner: Jeff Wenger  
Address: 160 First Street  
Block: 11502 Lots: 2,3,9,10, 11 13 & 14  
Zone: Powerhouse Arts District Redevelopment Plan  
Description: Reconfiguration of roof top amenity area and top floor interior, minor façade elevation change and minor unit reconfiguration.
  
15. Case: P14-013 Preliminary & Final Major Site Plan  
Applicant: McGinley Square Development Urban Renewal Company LLC  
Attorney: Eugene Paolino  
Review Planner: Jeff Wenger  
Address: 688-700 Montgomery Street  
Block: 13504 Lot: 3  
Zone: McGinley Square East Redevelopment Plan  
Description: Construction of new 21 story mixed use building with 579 residential units, 717 parking spaces, and 100,146 square feet of retail and cinema.

**Carried to unspecified date at request of Applicant.**

16. Memorialization of Resolutions
17. Executive Session, as needed, to discuss litigation, personnel or other matters
18. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, PLANNING BOARD